Headquarters U.S. Air Force

Integrity - Service - Excellence

Health Facilities Division -Construction & Transition Branch (CaT)

Major Allison Keck

Chief, Construction and Transition

Directorate of Medical Support

Office of the Surgeon General

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Introducing the CaT Branch

- CaT Charter: Represents AF Surgeon General in all matters concerning the construction, transition, and warranty of medical and dental treatment facilities

- CaT Scope: Supports *both* MILCON and O&M projects during the construction and transition phase and the teams working them

- Branch stood up Oct 02
  - Maj Allison Keck, Chief
  - Maj James “Mike” Smith, Deputy Chief
  - Mr Brian Surber, Deputy Chief Construction

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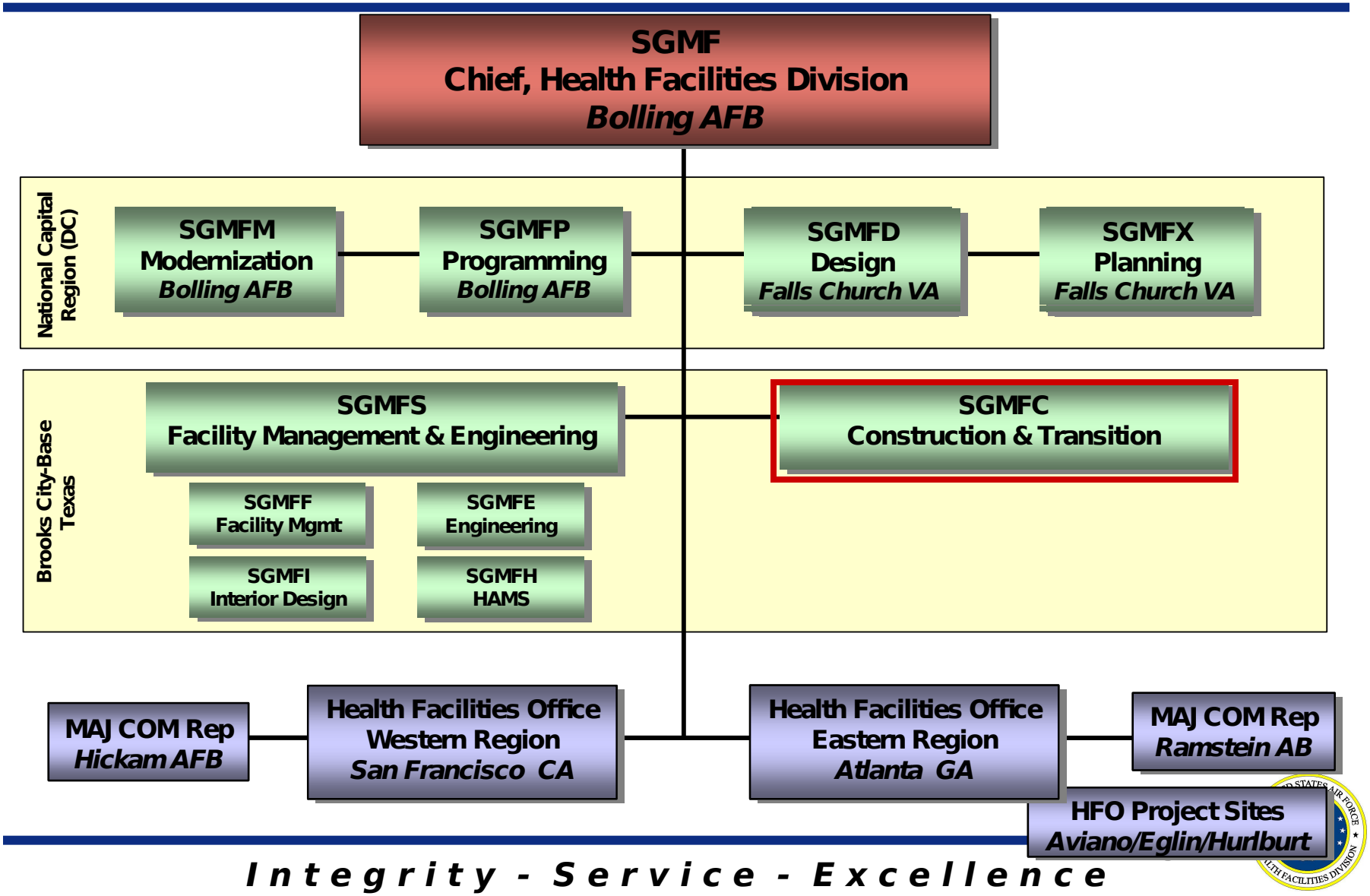
HFD Organization



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CaT Branch Priorities

1. Field Team Support: (P)HFOs, Construction-Transition Directorates, & Facility Managers
   - Provide consultation and support on select projects
   - "Sounding board" for best practices and recommendations for improvement

2. MILCON: Improve policies and programs affecting overriding construction and transition issues

3. O&M: Improve project delivery, policies, and programs affecting overriding *construction and transition* issues

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AFMS Construction

- MILCON Funded: $235M (21 projects)
- NATO: $15M
- Host National: $4M
- O&M: $20-$35M per year

Total: $284M under constructi

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Construction Support

- Support project HFO & Facility Management during construction and warranty phase
- Ensure quality Construction Agent oversight from construction through warranty
- Consultant for MILCON/O&M construction activities
  - Medical functional
  - Equipment and medical technical aspect (e.g. medical gas)
- Conducts Project HFO training (PHFO Guide OPR)
- Develops/improves existing IDIQ construction contracts

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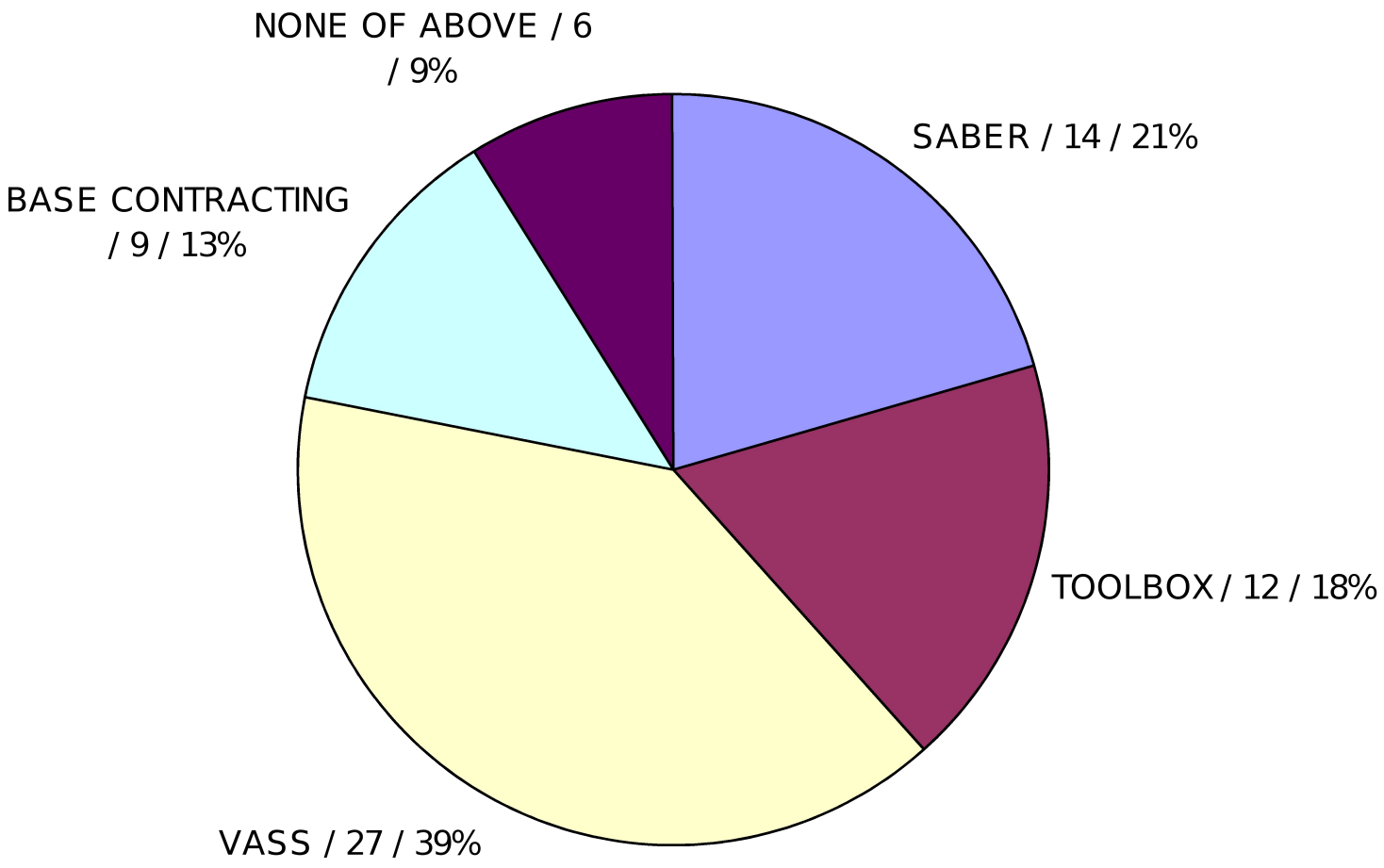
Construction Support

- Construction Representative/Quality Assurance support
- Warranty
- Centralized Design-Build “cradle-to-grave” Construction Contract
- Infection control measures during construction
- Research and institutionalize best practices (OPR PHFO Guide)
- SOW repository for construction service contracts
- Standardization of code/criteria compliance

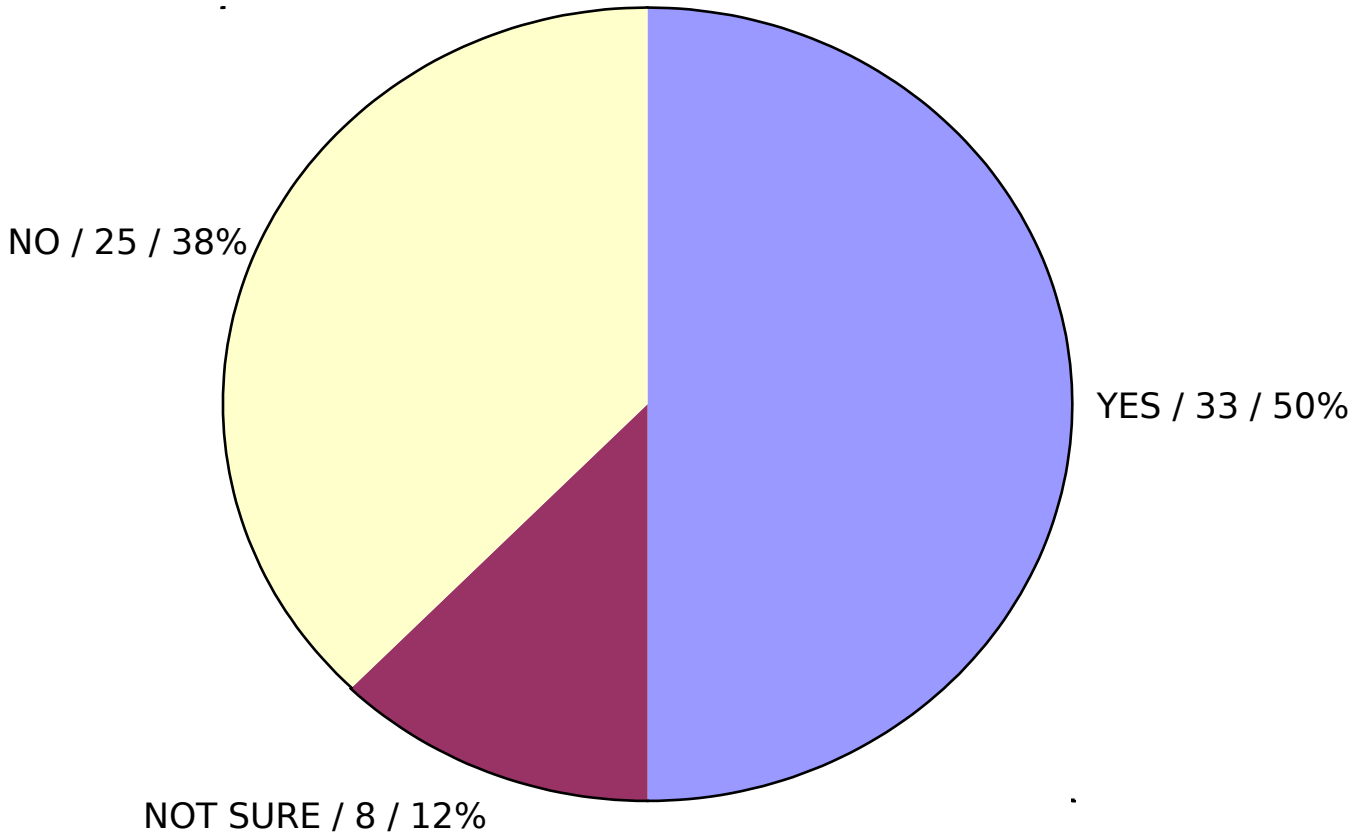
SRM: Preferred Contracting Vehicle

SOURCE: HFD FM Survey (April 03)



SRM: Do you feel you have adequate construction Quality Assurance support?

SOURCE: HFD FM Survey (April 03)

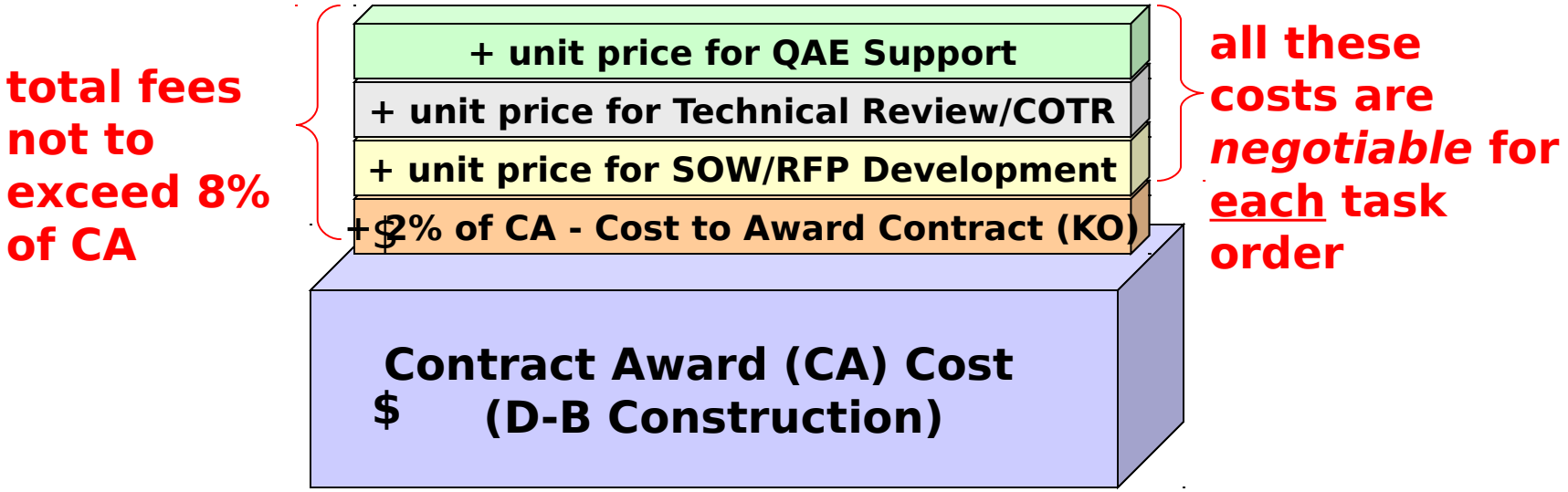


AFMS Design-Build Construction Contract

CaT is developing a centralized ‘healthcare’ D-B construction contract for use by AF MTFs

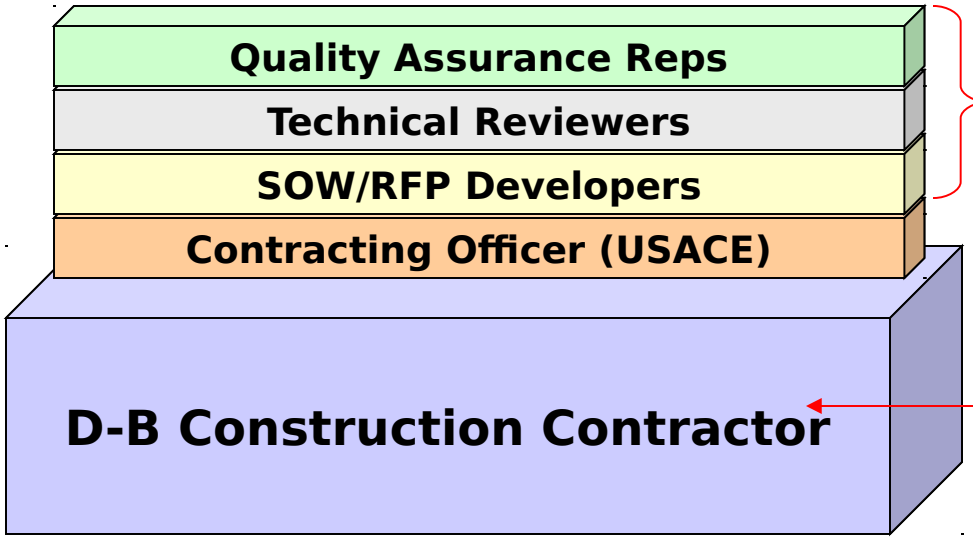
- project delivery process that delivers quality, timely and cost effective projects w/ minimal impact to staff/patients
- a contract vehicle that allows ready access to top-qualified, highly reputable, D-B contractors well versed in healthcare operations, planning, design and construction
- streamline execution, minimize overhead, reduce bureaucracy, and add flexibility to the process
- minimize unexpected schedule and cost growth and risk of government liability

AFMS D-B Contract: Surcharge & Fees


total fees not to exceed 8% of CA
+ unit price for QAE Support
+ unit price for Technical Review/COTR
+ unit price for SOW/RFP Development
+$2% of CA - Cost to Award Contract (KO)
Contract Award (CA) Cost
$ (D-B Construction)
all these costs are *negotiable* for each task order

Bottom-line: Fees vary depending on the needs of the proje

AFMS D-B Contract: Resources

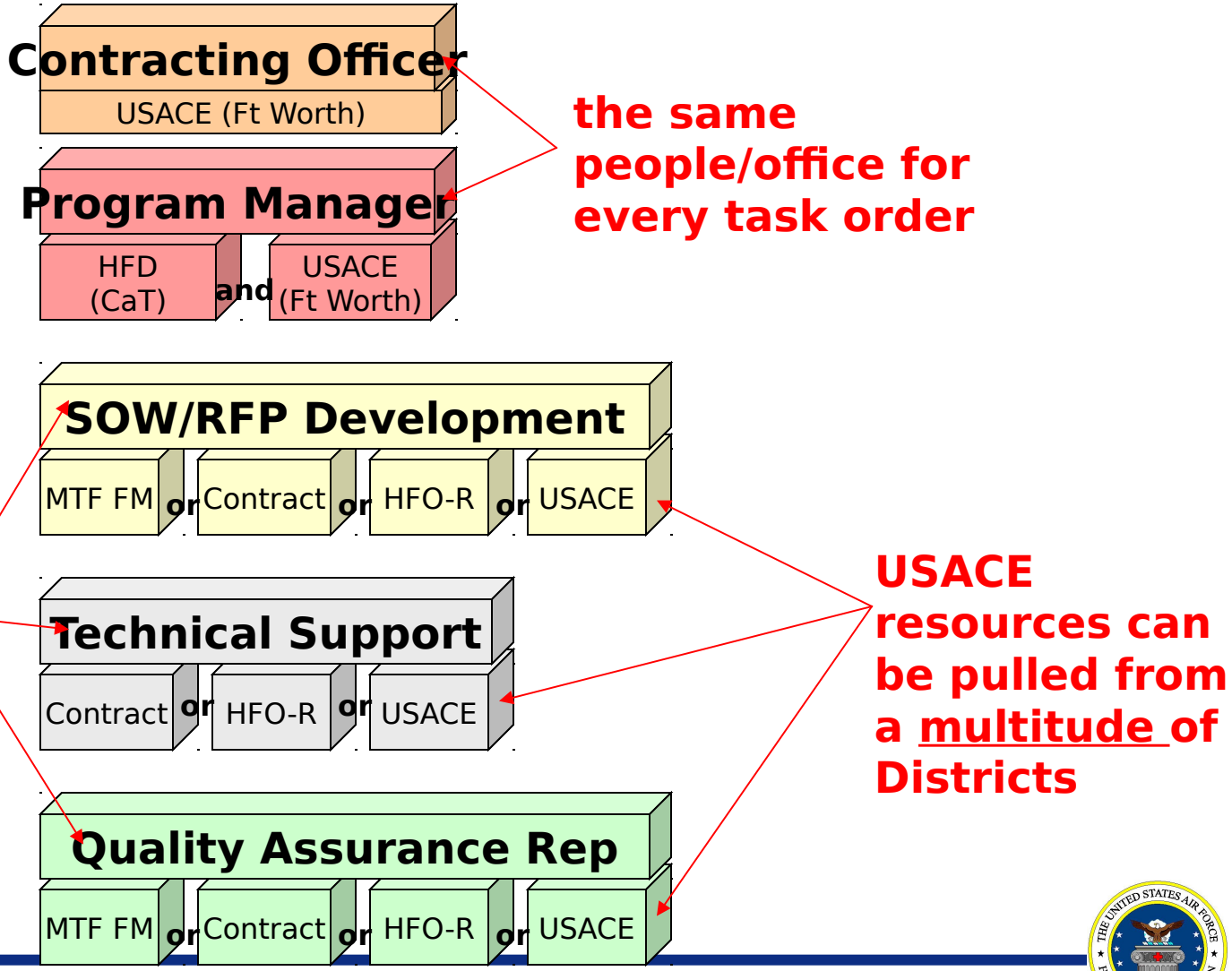


can be a mix of HFO/USACE and /or Contract personnel*

1 of 3 MATOC Contractors

***Bottom-line: Resources applied depends on task order, available gov't resources, level of trust in contractor, and available funds**

AFMS D-B Contract: Resources



AFMS Design-Build Construction Contract

- It's not ready yet, but we're getting there!

Goal: FY04 Projects

- In the meantime there are other contract vehicles that may serve your needs…

Construction Contracts

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- **DSCP: Defense Supply Center Philadelphia (DLA)**
  IDIQ Contract (Currently only Maine to Virginia)
  Conus Wide by 04
  Fees : 2% to 4% based on Task Order Amount
  Contact: Doug Steinmetz: (215) 737 7940
  Douglas.Steinmetz@dla.mil
- **VASS: Veterans Affairs Special Services**
  Various IDIQ Contracts.

  https://afml.ftdetrick.af.mil/afmlo/product/cfm/dtl.cfm?type=VA%20Facilities&ReturnPage=https%3A%2F%2Fafml%2Eft%2Ddetrick%2Eaf%2Emil%2Fafmlo%2Fva%2FCust%2Ecfm
  Fees : 1% to 2% (Min $175 Max $25,000)
  Contact: Customer Service 301 619-7552 /DSN 343 7552

Construction Contracts

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- **USACE: Huntsville:**
  IDIQ Contract not restricted by geographic boundaries.
  Fees: 2% to 6% based on Task Order Amount
  No task orders less than $500K.
  Contact: Laura Mabee (256) 895 8235
  Contact: Doug Wilson (256) 895 1533 for OMEE
- **USACE Savannah:**
  Contact: Glynn Richards (912) 652 5659
- **Army/AF National Guard:**
  Contracting support is provided by 149 Guard contracting offices throughout the US. Each must be contacted separately concerning contracting opportunities within a particular state.

Transition Support (Initial Outfitting)

- OPR for manpower authorizations, advertisement, and placement of transition personnel
- Provide information, training and SAVs as required
- Source for corporate knowledge & problem solving
- Assist with IO management and funds oversight

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Transition Support

- Assist with phasing and transition plans
  - Staff training, moves, DMLSS interface, equipment database/validation, public affairs, service contracts & acquisition plans, artwork/Comprehensive Interior Design (CID) changes, etc.
- OPR for programming initial outfitting and/or transition costs
- SOW repository for transition service contracts
- Development of central initial outfitting product-line contracts

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CaT Branch

- CaT Branch Staff
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  - Mr. Brian Surber, Deputy Chief Construction
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    - DSN #: 240 -4140
- HFD Website: https://www.afms.mil/sgmf/

O&M Funded "Sustainment, Restoration and Modernization" A Refresher

Major Allison Keck
Chief, Construction and Transition

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Overview

- Maintenance
- Repair
- O&M Minor Construction
- Planning & Programming O&M Projects
- Contracting Options

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Maintenance

- Maintenance = work required to preserve real property and systems and prevent premature failure
  - O&M Funds
    - No limitation on the amount of O&M funds that may be used for maintenance
    - Sustainment Funds (EEIC 521)

Repair

- Repair = to restore real property and systems to such condition that they may be effectively used for their designated functional purposes; includes work to restore facilities damaged by inadequate sustainment; ***and conversion of a facility from one primary function to another is repair*.***
  - HVAC, electrical and roof replacement
  - Interior rearrangements ***(to include moving load bearing walls*)*** and restorations of an existing facility, including provisions for mezzanines.

***Recent Changes to AFI 32-2032 (24 Feb 03)**

Repair Rules

- Repair does NOT include the following:
  - Foundation expansion
  - Increasing facilities total volume
  - Can not augment a minor construction project to make it ‘complete and usable’
  - Upgrading or installing walkways, paths, or roads
  - Replacement

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Repair Funding Rules

- Uses Restoration & Modernization *or* Sustainment Funds
  - EEIC 522 (R&M)
  - EEIC 524 (Sustainment)
- No limitation on the amount of O&M funds that can be used for repair, but there are approval and notification requirements depending on the amount being spent
  - Sec of AF (delegated to SAF/IEI) approval for O&M funded projects exceeding $5M
    - Current and total repair requirements must not exceed $5M (design costs excluded)
  - Projects estimated to exceed $7.5M must be reported to Congress by SAF/IEI

Unspecified Minor Construction

- O&M Minor Construction = Creating new or enlarging existing real property facilities (by volume or footprint); repair work which exceeds 70% of a facility's replacement cost
  - R&M funds (EEIC 529)
  - Can not exceed $500,000
  - Can not exceed $1.5M if intended to solely correct a life, health, or safety threatening condition ***or force protection deficiencies****
    - Must have SAF/IEI approval and requires prior Congressional notification

Recent Changes to AFI 32-2032 (24 Feb 03)

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Sustainment Funds

- Sustainment funds support:
  - Annual maintenance and scheduled repair activities to maintain the inventory of real property assets throughout its expected service life
    - EEIC 521 > maintenance
    - EEIC 524 > life cycle repair

Restoration & Modernization Funds

- R&M Funds support:
  - Restoration = repair and replacement work to restore facilities damaged by inadequate sustainment, excessive age, natural disaster, fire, accident or other causes
  - Modernization = alteration of facilities solely to implement new or higher standards, to accommodate new functions, or to replace building components that typically last 50 years
- All costs for R&M charged to PE***76F
  - EEIC 522 > Repair
  - EEIC 529 > Minor Construction under $500K

Planning & Programming SRM Projects

- Sustainment and R&M must always be identified by separate project documents (even if it's the same contract)
- The estimated cost of all phases of a repair project and the estimated repair requirements for the same facility must be to totaled to determine if the $5M limit has been reached
  - Cost to design and O&M minor construction are not included
- AF Form 332, Work Request, Initiates the project
  - Required on all projects; submitted by User to CE
- DD Form 1391, FY_Military Construction Project Data
  - Required for projects exceeding Installation Commander approval authority